

From: Gerard Proccacino [Gravytrain1@roadrunner.com]  
Sent: Tuesday, April 17, 2012 11:34 AM  
To: Burns, Marlene  
Subject: Newport Beach Planning Commission Meeting, 4/19/2012

Item No. 3a  
Newport Banning Ranch  
PA2008-114

Dear Ms Burns,

I am emailing you to ask you please to forward my comments to the Planning Commission for review before their 4/19/12 meeting. I am unable to attend. I thank you in advance.

Dear Planning Commission Members,

I would like it to be on record that I am opposed to the massive development proposed for the Banning Ranch property. I realize that the Commission has approved the dEIR and I was not pleased that there was a sense of rush to evaluate. I was at that meeting but do to work restraints could not stay late enough to voice at the public hearing. I was there when it was said that with the overwhelming public comments that the "insignificant impacts" could not addressed. Well, I want to share some of those "insignificant impacts" that will negatively affect the life of me and my neighbors in the Lido Sands Community. Although the total project, with approx. 4,500 permanent residents and who knows how many more daily residents manning the commercial, retail and lodging venues will be a mind boggling culture change to the total West Newport Community I will only address the proposed Bluff Rd.

I have lived in my home, which is directly in front of where proposed Bluff Rd. is to intersect with PCH, for forty years. This intersection will place, with all turns, eight lanes of traffic with tall, ugly steel gray, traffic and pedestrian signals right outside my bedroom windows. We home owners in West Newport spent thousands of dollars to underground utilities and now there is proposed visual pollution with this intersection. "Insignificant impact?" The homes in Lido Sands bedrooms face PCH. Most of the homes such as mine, are quaint, mid century beach cottages. Many of the windows in these homes, including mine, have 50's cathedral ceilings with windows from floor to roof. The flashing lights will pollute my home with light twenty four hours a day.

"Insignificant impact?" The motor vehicles descending down the 8% grade of Bluff Rd. will shine their headlights into my bedrooms twenty four hours a day. "Insignificant impact?" The stopping and starting of motor vehicles and revving engines, especially motor cycles, creating noise pollution. The wall separating Lido Sands from PCH is a mere seven feet high, a residential property line fence is six feet high. Has consideration been taken into account of how noise reverberates and is amplified off the bluffs, towards Lido Sands? "Insignificant impact?"

I think that these and all insignificant impacts must be addressed. Time and deliberate investigation must be taken not to overlook details that can abruptly and negatively effect me and the citizens of Newport Beach.

I remember that the first and best choice for the environment, by Bonterra, was to leave Banning Ranch as natural as possible. Why is there not a priority to support the

City's General Plan priority to preserve this last and only natural property as open space?

Why does the City of Newport Beach need this development? Why do the people of Newport Beach need this development? Please do not approve this development as it is in front of you. Please drill deeper into all the negative impacts and ask the developer to cure them or leave it alone. Please do not Los Angelize Newport Beach. Thank you for your consideration.

Sincerely,  
Gerard Proccacino  
Lido Sands, Newport Beach, CA